



# Moderate Income Housing Unit Program (Rental)

*MAKING HOUSING DREAMS COME TRUE*



WHAT IS MIHU...

# MIHU IS...

A law that requires a portion of newly constructed houses and apartments be made affordable for income eligible residents. This is done by reducing the cost of homes for sale and reducing the rent in participating communities



# MIHU Program Information

## Why are MIHU's Required in Howard Co?

IT IS THE LAW in Howard County and it is intended to provide a level of affordability to moderate income individuals and families.

To help bridge the "affordability gap"

To integrate affordable housing opportunities throughout the county

# How is “Moderate Income” for RENTAL opportunities

A “household of moderate income” is one whose household income does not exceed 60% of the Howard County median income.

## Example

4 Person Household - Median Income: \$115, 576

**4 Person Household – MODERATE Income: \$69,346**



# Moderate Income Eligibility Requirements for **Rental** Opportunities

Household Size	Maximum Permitted Income by Family Size (Effective January)	
	Homeownership	<b>Rent</b>
1	\$64,723	<b>\$48,542</b>
2	\$73,969	<b>\$55,476</b>
3	\$83,215	<b>\$62,411</b>
4	\$92,461	<b>\$69,346</b>
5	\$99,858	<b>\$74,893</b>
6	\$107,255	<b>\$80,441</b>
7	\$114,651	<b>\$85,989</b>
8+	\$122,048	<b>\$91,536</b>



# What are the MIHU Rental Rates

<u>Unit Size</u>	<u>Maximum Rent*</u>
Studio	\$1214
1 Bedroom	\$1300
2 Bedrooms	\$1560
3 Bedrooms	\$1803
4 Bedrooms	\$2011

- Rent amounts differ for each community access link to participating communities [MIHU Rental Communities](#)

How do I  
become  
and MIHU  
Renter?



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# MIHU Apartment Rental Process

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# Rental Process

One step Process

Step 1: Contact Rental  
Communities to inquire about MIHU  
availability

Access the link below for a list of participating communities, contact  
information and community descriptions:

[MIHU Rental Communities](#)

# Approval Process

## *IF MIHU UNITS ARE AVAILABLE.....*

- ❑ Leasing Agents will accept MIHU and standard rental applications
- ❑ Leasing Agents will determine MIHU eligibility based on total household income and household size
- ❑ Leasing Agents will determine if income, credit and other requirements are sufficient for approval
- ❑ If so, leasing agents will initiate a 1 year lease with a renewal option based on MIHU eligibility

# How do MIHU's differ from market rate apartments

- ▶ Income and household size eligibility certification is required each year for lease renewal
- ▶ MIHU renters are able to remain in a MIHU if the renter meets eligibility. If income exceeds eligibility standards at the time of lease renewal, tenants' rent is adjusted to market rate
- ▶ All other rules, regulations and fees for the apartment community apply (i.e. application fees, pet fees, valet trash fees, etc.)

# For More Information

- ❑ See FAQ's on this [webpage](#) under the Workshop tab.
- ❑ Contact MIHU Participating communities: [MIHU Rental Communities](#)
- ❑ Call (410) 313-6318 /Option 2